

Federal Reserve Bank of San Francisco  
101 Market Street, San Francisco, California 94105

May 7, 2015

To State Member Banks, Bank  
Holding Companies, Financial Holding  
Companies, Savings and Loan Holding Companies,  
and Foreign Banking Offices  
in the Twelfth Federal Reserve District

**CFPB Releases New Mortgage Disclosure: “Your Home Loan Toolkit”**

On March 31, 2015, the Consumer Financial Protection Bureau (CFPB) released a new toolkit (“Your Home Loan Toolkit”), a consumer guide that is designed to replace the current Settlement Cost booklet when the TILA-RESPA Integrated Disclosures go into effect on August 1, 2015. The advance release of the toolkit is designed to give industry time to order and receive or print the new toolkit and integrate electronic versions into their mortgage origination systems.

As noted in the CFPB’s [press release](#), creditors must provide the toolkit to mortgage applicants as part of the application process, and other industry participants, including real estate professionals, are encouraged to provide it to potential homebuyers.

The CFPB is also providing an electronic version with fillable text fields and interactive checkboxes so the consumer can save and print their progress as they work through the toolkit. The electronic version meets federal accessibility standards to ensure that all consumers, including those with disabilities, can use the resource. The CFPB encourages lenders to keep this level of accessibility when delivering the PDF to consumers.

**The electronic version of the toolkit is available at:**

<http://www.consumerfinance.gov/learnmore/#respa>

**Copies can also be ordered from the GPO website:**

Large: <http://bookstore.gpo.gov/products/sku/048-013-00009-1>

Small: <http://bookstore.gpo.gov/products/sku/048-013-00010-4>

**Resources**

The CFPB has posted to their website additional implementation resources including compliance guides, sample Loan Estimate and Closing Disclosure forms, and a calendar showing timing requirements based on a sample real estate transaction. To access this information, please visit the CFPB’s TILA-RESPA Integrated Disclosures Rule [implementation page](#).

**Additional Information**

All circulars and documents are available on the Internet through the Federal Reserve Bank of San Francisco’s website, at <http://www.frbsf.org/banking-supervision/publications/district-circular-letters/>.

For additional information, please contact:

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